



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE  
REFER TO FILE: **PM-2**

July 3, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**LAC+USC MEDICAL CENTER CREMATORIUM  
EARTHQUAKE RECOVERY PROJECT  
AWARD SUPPLEMENTAL AGREEMENT  
SPECS. 5874; LACO 2016; DSR 98104  
SUPERVISORIAL DISTRICT 1  
3 VOTES**

### **JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT YOUR BOARD:**

Award and authorize the Director of Public Works to execute a supplemental agreement to Contract PW 12230 with Ken Kurose Architect to provide additional architect/engineer services for the LAC+USC Medical Center Crematorium for a not to exceed fee of \$17,000 financed from the Federal and State Disaster Aid Budget.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The LAC+USC Medical Center Crematorium is a one-story historical building approximately 3,100 square feet in area and houses cremation services for the Medical Center. The original one-story building was constructed between 1922 and 1924 with an addition in 1946. One of two exterior chimney structures was built with the 1946 addition; the second chimney is presumed built in 1955. As a result of the Northridge earthquake and its aftershocks, this building received structural cracks, loosening of the framing connections to the wall, damage to interior brick walls, and cracks on exterior masonry walls. The chimneys also received moderate to minor cracks. The repairs will include reinforcement of all unreinforced masonry

walls with shotcrete, as well as other structural retrofits. The facility has historical significance and is eligible for listing in the National Register of Historical Places as determined by the State Historical Preservation Office. The crematorium is operational with some limitations.

The original design, based upon FEMA-eligible scope of work, included dismantling and reconstructing one of the chimneys and repairing the other, ADA upgrade of the restrooms, reinforcing part of the interior and exterior unreinforced masonry walls on the north side, and modifying the connection between the walls and the existing roof. Based on the hazard mitigation scope, a portion of the building will be upgraded to meet the 1999 Los Angeles County Building Code, Chapter 96. The recommended supplement includes the rest of the building to meet Chapter 96 requirements. The design will include additional reinforcement of all unreinforced masonry walls with shotcrete and other structural retrofits to improve the seismic performance of the building.

### **Implementation of Strategic Plan Goals**

This action meets the County's Strategic Plan Goal of Service Excellence since the repairs will improve the facility and restore its use to the community. Completion of the LAC+USC Medical Center Crematorium project will give staff access to a safer building, which could prevent injuries or loss of life from future seismic events.

### **FISCAL IMPACT/FINANCING**

The recommended agreement is for a not to exceed fee of \$17,000. Sufficient funds are available in the Federal and State Disaster Aid Budget to award the recommended agreement.

The total estimated cost of the project, including construction, design, consultant fees, and County services, is \$831,000. Under FEMA's Grant Acceleration Program, \$820,000 has been obligated for FEMA's repair of the structure and associated ancillary costs. These funds should be available to defray the cost of the County's plan to repair the structure. A contribution of net County funds approximating \$11,000 will provide the remaining financing to complete the project.

The Project Schedule and Budget Summary are included in the enclosure.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard supplemental agreement in the form previously approved by County Counsel will be used. The existing consultant services agreement with Ken Kurose includes the standard Board-directed clauses that provide for termination of services, renegotiation, hiring qualified displaced County employees, GAIN, and Child Support Compliance.

## **ENVIRONMENTAL DOCUMENTATION**

Awarding this agreement will have no environmental impact. The appropriate environmental documentation will be completed before returning to your Board to request authorization to construct the project.

## **CONTRACTING PROCESS**

In September 1997, Cavaedium Architects was selected and given a contract to provide architect/engineer services for the crematorium. The project was put on hold during the FEMA appeal process. After acceptance of a Grant Acceleration Program offer in September 1999, the Chief Administrative Officer approved the project for repair. Efforts were made to contact Cavaedium; however, they were no longer in business and a solicitation for new architect/engineer services was initiated. Two A/E firms and Krakower & Associates, who completed the structural analysis for the FEMA GAP negotiations, declined proposing on the project.

Ken Kurose, a former principal at Cavaedium, contacted the County regarding this project. He formed a firm, Ken Kurose Architect, in October 1997. The firm consists of key members of the project team that prepared the 1996 Architect/Engineer Evaluation Report giving the firm a complete understanding of this project. As determined by the State Historic Preservation Office, the facility has historical significance and is eligible for listing in the National Register of Historical Places. Ken Kurose's project team also understands the historical preservation standards.

On June 8, 2000, Public Works negotiated and executed a not to exceed \$25,000 consultant services agreement with Ken Kurose to provide design services for earthquake repairs. On November 7, 2000, Ken Kurose was authorized to proceed with design for FEMA repairs. Additional design is required to meet Chapter 96 requirements.

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The negotiated fee is in accordance with the County's architect/engineer fee schedule approved by your Board on August 21, 1990. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work. The proposed fee is 68 percent of the original contract and will increase the total contract amount from \$25,000 to \$42,000.

Following completion of construction documents, jurisdictional approvals, and an environmental assessment, we plan to return to your Board to adopt plans and specifications and advertise for bids to construct the project.

Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to the recommended contract as this contract is for non-Proposition A services.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the recommended services.

#### **CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office and Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

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Enc.

cc: County Counsel  
Department of Health Services (AI Compher)  
Department of Public Social Services (GAIN Program)  
Office of Affirmative Action Compliance

July 3, 2002

**ENCLOSURE**

**LAC+USC MEDICAL CENTER CREMATORIUM  
EARTHQUAKE RECOVERY PROJECT  
AWARD SUPPLEMENTAL AGREEMENT  
SPECS. 5874; LACO 2016; DSR 98104**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Project Program	09/15/99*
Design	
Contract Execution	10/01/00*
Construction Document Submittal	09/12/02
Jurisdictional Approvals	10/29/02
Board Adopt & Advertise	11/19/02
Construction Bid and Award	01/14/03
Construction	
Substantial Completion	11/27/03
Acceptance	02/03/04

\*Indicates completed activity

## II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget
Construction	
(c) Construction	\$ 500,000
(d) Bid Range Budget (10 percent)	<u>50,000</u>
Subtotal	\$ 550,000
(c) Change Orders (15 percent)	<u>75,000</u>
Subtotal	\$ 625,000
Consultant Services	
(a) Design Services	\$ 42,000
(b) Construction Management	45,200
(c) Survey, Testing & Inspections	<u>6,300</u>
Subtotal	\$ 93,500
Miscellaneous Expenditures	
(a) Print/Blueprinting	\$ 2,500
(b) Legal Advertising	<u>4,000</u>
Subtotal	\$ 6,500
Jurisdictional Review and Plan Check	\$ 3,900
County Services	\$ 102,100
TOTAL	\$ 831,000